

**Historic District Review Committee
Staff Report
Date of Meeting: February 13, 2012
CAPP2012-0002
Historic District: Taylorstown
Project Planner: Lauren Murphy**

Action Item

CAPP 2012-0002 Tedd & Dana Durden: Taylorstown Store and Frame Shop Alterations. PIN # 341-103-295.

Background



Figure 1: Subject Property, 13068 Taylorstown Road

The subject property is located at 13068 Taylorstown Road on approximately .25 acres in the Taylorstown Historic District. Two buildings are located on the property – the Taylorstown Store (store) and Frame Shop. Both buildings front on Taylorstown Road at the intersection with Loyalty Road.

The Taylorstown Store, formerly known as Mann's Store, is a one-story building constructed (and reopened) in 1938 on the stone foundation of an earlier building destroyed by fire in 1932.¹ Built of concrete block, the store has a standing seam metal, hipped roof, and steel windows

protected by iron bars. The building has two additions. The first addition, the western quarter of the store, is contained under the main hipped roof of the building. The second addition to the Store extends from the rear (north) of the building. Photos accompanying the Historic Resource Survey Form completed in 1974 do not show the addition, revealing that it was constructed after this date.² The store was in operation until 1977.³

The Frame Shop, located just west of the Taylorstown Store, is the original store for the Village and is believed to be constructed in the early 1800s. The 28' by 18' building is a simple, gable-front, rectangular, frame building. Over time, the building has been resided and windows and a porch were added to the front. The Frame Shop has

¹ Baynard, Kristie (Arcadia Preservation). 2004. National Register of Historic Places Inventory – Registration Form: Taylorstown Historic District (Boundary Increase), Section 8, p. 9-10.

² Lewis, John G. 1974. Virginia Historic Landmarks Commission Survey Form 53-436.

³ Baynard, p. 10.

recently been re-clad with lapped siding. The roof is standing seam metal, the windows have double hung 6/6 sashes, and the foundation is stone. The applicant has made in-kind repairs to the siding and under previous CAPP approval, replaced asphalt cladding on the west elevation with wood siding.

Both the Taylorstown Store and the Frame Shop have been minimally used in recent years. A farmers market and yard sales occasionally occur at the Store and regular hours are not kept at the Frame Shop. The current owner continues to propose to re-establish the Store as a resource for the village, expanding its sales to bakery and deli items as well as convert the Frame Shop into a coffee shop. This project is intended to work in tandem with the wine tasting venue ultimately planned for the barn on the adjacent parcel to the north.⁴ The applicant proposes to share parking for the Store with the barn facility.

In 2009, the HDRC approved a Certificate of Appropriateness with conditions for numerous alterations to the Store and the Frame Shop (CAPP 2009-0016) in order to accommodate the proposed bakery and deli uses. That CAPP application approved the following:

1. Alterations to the Store:

- a. Remove rear addition
- b. Replace gutters
- c. Relocate chimney to northwest corner of main Store

2. Alterations to the Frame Shop:

- a. Remove asphalt shingle siding from west elevation and repair or replace wood siding,
- b. Paint siding and trim,
- c. Repair front porch or replace details in kind, and
- d. Infill foundation openings with brick.

3. Construction of a new, larger addition on rear elevation of the Store

4. Construction of several site elements:

- a. Construct a utility shed and connecting bridges,
- b. Construct stone or brick steps along the east side of the Store,
- c. Construct a wood terrace between the Store and Frame Shop,
- d. Construct deck behind hyphen and wood stairs to grade,
- e. Construct a brick sidewalk between the Store and Frame Shop, and
- f. Enlarge the parking area

The Board of Supervisors adopted revisions to articles 6-300, 6-1800 and 6-1900 of the Loudoun County Zoning Ordinance in December of 2011. Under the revised ordinance, Amendments to Certificates of Appropriateness (CAAMs) were eliminated in favor of administrative approvals for minor amendments that were previously submitted as CAAMs. Therefore, a new CAPP application to cover additional alterations or

⁴ The HDRC approved rehabilitation of the barn into the Taylorstown Tavern under CAPP 2009-0008. Rehabilitation of the barn has been completed but the structure has not been converted into a restaurant or wine tasting venue.

amendments to CAPP 2009-0016 is necessary. This application proposes the following additional alterations not covered under the previous CAPP application:

1. Alterations to the Frame Shop:

- a. Infill of foundation voids with fieldstone veneer – the previous approval authorized the applicant to infill with brick or parged concrete only.
- b. Removal of existing front porch and second story door.
- c. Construction of new front porch entry way and installation of second story window (in lieu of removed door).
- d. Retroactive approval of replacement windows and doors

2. Alterations to Store and Store Addition:

- a. Replacement of two double-hung windows with casement windows behind existing bars.
- b. Removal of existing chimney or reconstruction of the chimney as stipulated by CAPP 2009-0016 but with alterations to materials

3. Construction of a footbridge linking the subject property with the property to the North.

According to the zoning referral dated January 31, 2012, there are no issues with this application however, the commercial use of the complex will require an approved Site Plan prior to operation and compliance with the Village Conservation Overlay District and Moderately Steep Slopes ordinance requirements will be necessary at time of permit and/or site plan.

Analysis

The Loudoun County Historic District Guidelines: Aldie, Bluemont, Oatlands, and Taylorstown Historic District (ABOT Guidelines) will be used to evaluate this CAPP application. The analysis is divided into the following sections:

- 1. Frame Shop Alterations,
- 2. Store Alterations, and
- 3. Footbridge.

Frame Shop Alterations:

The applicant proposes the following changes to the Frame Shop:

- a.) Infill foundation openings with stone veneer instead of brick as previously approved,
- b.) Remove front porch and construct a new porch that will include the conversion of the second story door into a second story double-hung 6/6 window, and
- c.) Retroactive approval of replacement 6/6 windows and French doors.

Infill of Foundation Openings:

Fieldstone veneer is proposed to infill openings in the stone foundation of the Frame Shop. It is noted that based on a staff site visit on January 20, 2012, one opening on

the east (side) elevation has already been filled with the proposed stone veneer. The north (rear) elevation remains entirely open and the foundation creates piers on either side. The applicant originally received approval under CAPP 2009-0016 to infill these voids with vertical boards, parged concrete block, or painted brick. The larger opening on the rear elevation will have a vertical board door on one side to allow access beneath the building.

The original staff report, dated December 14, 2009, noted that an opening on the Taylorstown Store had been infilled with stone matching the foundation and suggested field stone as an appropriate material for infill on the Frame Shop however, fieldstone was not included in the conditions of approval for CAPP 2009-0016. Because of the straight edges of the former opening, it is apparent that an opening has been infilled even though the material is the same (see photo 1). The applicant proposes to match the existing stone color and details as closely as possible for the remaining void on the rear elevation of the Frame Shop. Infilling the foundation openings with stone and mortar matching the existing color, size, texture, tooling, and joint size meets the Guidelines. The vertical board door proposed for the rear opening continues to be appropriate (ABOT Guidelines,

Guidelines for New Construction: Foundation, Guideline 7, p. 77; Guidelines for Materials: Stone and Brick, Guideline 2, p. 129).

Staff finds that the infill of the remaining void on the rear elevation foundation with fieldstone and a vertical board door is consistent with the Guidelines provided that the color, size, texture, tooling and mortar joint size will match that of the existing stone work as closely as possible. For clarity, a condition to this effect is suggested.

Front Elevation Alterations:

Under the previous approval of CAPP 2009-0016, the applicant received approval to make repairs and replacements in-kind to the front porch on the Frame Shop. Since that time, the front porch has actually deteriorated and was therefore removed. The front porch was added



Photo 1: East Elevation Frame Shop with fieldstone veneer. Note that it is still differentiated from the foundation



Photo 2: Opening on rear elevation of Frame Shop



Photo 3: Frame Shop in 1974. Note absence of front porch (Source: VDHR).

to the front elevation of the Frame Shop sometime after the mid 1970s (see photo 3) and is therefore not an historic element of this structure.

The applicant has currently removed the porch, visible in photo 5, and is proposing to construct a new porch with a gable roof in the same general location. The proposed porch would require the conversion of the removal of the second story door which the applicant proposes to convert into a double-hung window. The previous porch was a flat roof that provided a small balcony accessible from the second story door visible in photo 4.



Photo 4 (at left): Frame Shop in 2009 with deteriorating front porch



Photo 5 (at right): Frame Shop in 2012 without front porch

Elimination of the porch element entirely is consistent with the Guidelines as it was not an original feature of the building and is not a contributing element of the historic building. The ABOT Guidelines state that new porches should not be added to primary elevations (ABOT Guidelines, Guidelines for Existing Structures, Porticos, Front and Rear Porches, page 114, Inappropriate Treatment 5). The applicant's statement of justification (SOJ) indicates that the new porch is proposed to protect the Frame Shop entry from the elements and avoid future deterioration. However, as the applicant has repaired the wood siding on this elevation, maintenance of the siding would also protect against deterioration and the entry way doors have been replaced with vinyl clad French doors (see evaluation below). The HDRC may wish to discuss this option with the applicant at the meeting. If the porch were not re-constructed as proposed, the applicant should repair and replace the wood siding above the French doors to match the remainder of the building.

The Guidelines state that new porches should be constructed based on physical evidence or photographs or, where none exist, based on historic precedent (ABOT Guidelines, Guidelines for Existing Structures Porticos, Front and Rear Porches, page 115, Guideline 4). While no physical evidence of a porch has been noted, there is precedent for the placement of the porch on the primary façade. The proposed front porch is more consistent with the simple style of the Frame Shop than the previous porch and will eliminate the need for the second story door which is also not original to the building. The proposed porch also aids in breaking up the mass of the front elevation and will provide a visual link between the Frame Shop and the store (which also has a porch) when they are eventually connected by the hyphen approved under CAPP2009-0016.

The simple gable roof will match the pitch of the roof on the shop of nine-in-twelve which is within the range of common roof pitches suggested for new construction in Taylorstown (*ABOT Guidelines, Guidelines for New Construction, Roof Form and Materials, page 66, Guideline 2*). The roof of the porch will be sheathed in standing seam metal to match the Frame Shop. Staff has requested the roofing materials details on panel width and seam from the applicant. The porch posts, fascia, and trim will be wood, consistent with the Guidelines. The gable of the porch roof will be clad in 5" lapped siding to match the Frame Shop.

With the construction of the new porch, the applicant also proposes to replace the existing second story door with a double-hung six-over-six window to match the replacement windows (evaluated below) in material – aluminum clad. The *Guidelines* state that the number location, size or glazing pattern on primary elevations should not be altered (*ABOT Guidelines, Guidelines for Existing Structures, Windows, page 107, Inappropriate Treatment 4*). As a non-original door already exists in the location of the proposed 6/6 window, the installation of a window would actually lessen the size of the non-original opening. However, it is more consistent with the *Guidelines* to install wood 5" lapped siding to match the existing siding rather than portray an opening that has no historical significance to the Frame Shop and is not supported by photographic evidence as suggested by the *Guidelines*.

If the HDRC finds the conversion of the second story into a window appropriate, clarification is needed on the dimensions of the window. The two double-hung windows on the first floor of the Frame Shop are approximately 2.5 feet wide and 4 feet tall. The second story window is drawn slightly wider and shorter on the submitted elevations although the drawings and SOJ note that they will match the submitted cut-sheet for the first floor windows. This should be confirmed with the applicant at the HDRC meeting. The aluminum clad material, while permissible on new construction projects is not appropriate for use in an historic building. A wood window would be more in keeping with historic precedent.

Retroactive Approval of Replacement Windows and Doors:

CAPP 2009-0016 did not include a proposal to replace the windows or doors on the Frame Shop. Notes on the elevations approved under CAPP 2009-0016 state that seven wood windows and three wood doors will be repaired or replaced in-kind. In actuality there are eight windows and three doors on the Frame Shop. The windows are located on three sides of the Frame shop (two on the front elevation, four on the rear elevation, and two on the east elevation). The front and east elevations are visible from the public right-of-way.

In March 2010, staff met with the applicant regarding several alterations which had been made to the Frame Shop outside of the approval of CAPP 2009-0016 including the installation of vinyl clad simulated divided lite windows without an internal spacer bar and the installation of vinyl clad doors. The applicant is requesting retroactive approval

for the replacement windows and doors. During previous site visits and evaluations, the replacement windows were determined to be vinyl or vinyl clad however, the applicant has submitted information indicating that the windows are aluminum clad. **The HDRC should clarify the material of the replacement windows at the meeting although staff notes that neither vinyl nor aluminum clad windows are an appropriate replacement for wood.**

The replacement of wood windows and doors with an alternative material is not supported by the Guidelines. The Guidelines clearly advocate for repair and replacement in-kind of existing windows in historic buildings and advocate replacement only in cases where the window or elements of the window are beyond repair (*ABOT Guidelines, Guidelines for Existing Structures, Windows, page 110, Guidelines 1, 3, 5, and 6*). The SOJ indicates that the wood windows were not able to be repaired; in which case the Guidelines would support replacement with in-kind wood windows after a survey of the windows was conducted and documented to show their deterioration (*ABOT Guidelines, Guidelines for Existing Structures, Windows, page 105, sidebar*). The Guidelines state that three-part SDLs should be utilized for replacement windows (*ABOT Guidelines, Guidelines for Existing Structures, Windows, page 110, Guideline 7.b.ii*). The proposed windows are 6/6 with applied 7/8" muntins. The windows do not utilize an integral spacer bar which is not consistent with the Guidelines. Similarly, the Guidelines advocate the repair of historic doors and only support replacement of doors with "new or salvaged doors of the same size, design, material and type" (*ABOT Guidelines, Guidelines for Existing Structures, Doors, page 102, Guidelines 1 and 2*). A wood door remains on the east elevation of the frame shop. This door should be retained and repaired or replaced in-kind if necessary. **The replacement of wood windows and doors with vinyl or aluminum clad windows and the use of fixed muntins without an integral spacer bar do not meet the Guidelines for existing structures.**



Photo 6: Replacement window, front elevation

Store Alterations:

The applicant proposes the following alterations to the Taylorstown Store:

- a. Replacement of two double-hung windows
- b. Removal of chimney or alteration to chimney materials

Window Replacement:

The applicant proposes to replace two metal store windows with fixed panes of glass behind the existing metal window bars. The first window is located on the west elevation of



Photo 7: West elevation window proposed for replacement.

the first addition to the store and the second is located on the north (rear) elevation of the store. The existing windows are 6/6 double hung. As with the replacement windows proposed for the Frame Shop, the Guidelines support repair and replacement in-kind. The applicant's SOJ indicates that they cannot obtain replacement parts for the windows. The proposed fixed pane windows for the Store will be partially shielded by the metal bars and are not located on primary elevations. The window on the rear elevation will not be visible from the public right-of-way. In this case, it may be appropriate, if the windows are beyond repair, to replace them with fixed panes behind the metal bars since the fenestration of these elevations will appear the same.



Photo 8: North elevation window proposed for replacement (photo taken in 2009)

Chimney:

The applicant is requesting to remove the exterior brick chimney in order to create more useable square footage. If the HDRC does not support the removal of the chimney, the applicant is requesting to use stone on the lower portion of the reconstructed chimney and original bricks on the upper portion due to the limited number of salvageable bricks.

The December 2009 staff report identified the chimney as contemporary with the construction of the store and a character defining characteristic of the building. The ABOT Guidelines specifically support maintaining existing historic chimneys and identify removing historic chimneys as an Inappropriate Treatment. If they are removed, then the Guidelines promote preserving the exterior portion of the chimney (using interior bracing it if necessary) to retain the original appearance of the building. Removing the brick chimney does not meet these Guidelines (ABOT Guidelines, Guidelines for Existing Structures: Chimneys, Inappropriate Treatment 1 and Guidelines 1 and 5, p. 97).

The HDRC previously required that that the chimney be retained but allowed for it to be relocated to the North West corner of the store as a condition of CAPP 2009-0016. The applicant's SOJ indicates that many of the original bricks will need to be replaced with new bricks and/or stones if the chimney is rebuilt. While the Guidelines



Photo 9: Rear (north) elevation with chimney in existing location (2009). Conditions of approval for CAPP 2009-0016 require the relocation of the chimney to the NW corner of the original block.

support retaining historic chimneys, the relocation of the chimney from its original location risks additional damage to the historic bricks. This, in combination with the need for new materials, erodes the context of the historic chimney and in this instance, removal of the chimney may be acceptable.

If the HDRC does not approve the removal of the chimney, the applicant is proposing to reconstruct the chimney as conditioned but is requesting approval to utilize stone at the base of the chimney and historic bricks on the upper portion. The Guidelines support the use of brick or stone as the exterior material for new chimneys and note that the use of stone to the height of the foundation or first floor was a common practice in the construction of chimneys (ABOT Guidelines, Guidelines for Existing Structures, Chimneys, page 97, Guideline 7 and photo). If stone is utilized, it should emulate indigenous stone and match other stone approved for use in the project (ABOT Guidelines, Guidelines for Materials, Stone and Brick, page 129, Guideline 7). Replacement bricks should match the historic bricks as closely as possible in size, shape, color, bonding pattern. The mortar joint size and color should also match existing as closely as possible.

Footbridge:

The final alteration proposed with this CAPP application is the construction of a foot bridge that will connect the subject property to the property to the North. The bridge will allow patrons of the store to travel between the subject property and the northern property which the applicant intends to use as a winery where additional parking areas will be available. The proposed bridge will be located down the hill from Taylorstown Road and will not be immediately apparent from the right-of-way. Patrons will access the store via walking paths shown on drawing SK-6.

The footbridge is approximately 47 feet long and 5 feet wide and will be located behind the addition to the store (approved under CAPP 2009-0016). The applicant has indicated the footbridge will match the railing approved for the bridge on the addition which accesses the utility shed off of the east elevation of the addition. As with the utility shed bridge, the proposed design combines a traditional material, wood, with a more modern element, stainless steel cable railing. The applicant originally proposed unpainted pressure-treated lumber (PTL) which is identified as an Inappropriate Treatment (ABOT Guidelines, Guidelines for New Construction: Decks, Inappropriate Treatments 2 and 3, p. 76). The HDRC approved the use of PTL in the previous application with the condition that it be painted or stained a solid stain. Staff suggests a similar condition for the proposed footbridge.

Findings

1. *The subject property contains two structures which contribute to the historic context of the Taylorstown Historic and Cultural Conservation District. A CAPP application was approved by the HDRC in 2009 (CAPP 2009-0016) for several*

alterations to the subject property including the removal of the existing rear store addition and construction of a new, larger addition.

2. The applicant was approved under CAPP 2009-0016 to infill voids in the foundation of the frame shop with brick or vertical board siding. The applicant now desires to use stone veneer in lieu of brick and has already infilled the void on the east elevation of the Frame Shop with the proposed veneer. The rear elevation remains open.
3. The Guidelines support the use of stone as a foundation material. The proposed fieldstone nearly matches the existing stone but is visually differentiated from the original foundation. Infilling the foundation openings with stone and mortar matching the existing color, size, texture, tooling, and joint size meets the Guidelines. The vertical board door on the rear elevation also meets the Guidelines for materials.
4. Until recently, the front elevation of the Frame Shop featured a flat roof front porch. The porch deteriorated and was removed. The applicant desires to construct a new front porch with a gable roof to match the pitch of the Frame Shop roof and convert the second story door into a double-hung window to match the proposed replacement windows.
5. The previous front porch was not original to the Frame Shop and the Guidelines support elimination of the porch feature entirely as there is no evidence to document the historic existence of a porch. However, the proposed porch with gable roof is more consistent with the simple style of the Frame Shop than the previous porch and will aid in breaking up the mass of the Shop especially after it is connected to the store by a hyphen approved under CAPP 2009-0016.
6. The second story door of the frame shop is also not original to the building. The applicant proposes to convert the door into an aluminum clad double-hung 6/6 window. The Guidelines do not support creating new openings and while the opening already exists, it would be more consistent with the Guidelines and the original design of the frame shop to eliminate the opening and replace/repair the wood lapped siding.
7. The windows on the frame shop were originally wood. The Guidelines support the repair and replacement in-kind of wood windows and doors. The replacement of wood windows or doors with vinyl or aluminum clad windows does not meet the Guidelines. Further, the muntins of the proposed replacement windows do not meet the Guidelines for a three part simulated divided light window with an integral spacer bar.
8. The windows proposed for replacement on the store are not on primary elevations and will not result in a change in fenestration. The window on the rear elevation will not be visible from the public right-of-way. Both windows are currently shielded by existing metal bars which were required to remain as a condition of CAPP 2009-0016. The metal bars will aid in shielding the fixed pane windows and the replacement windows will not be as apparent as the proposed replacement windows on the Frame Shop.
9. The existing chimney is contemporary with the construction of the store building (c. 1938) and is a character defining feature of the store. The Guidelines support the retention of historic chimneys.

10. *CAPP 2009-0016 was approved with a condition requiring the relocation of the chimney to the north-west corner of the store. The applicant's statement of justification indicates that only a portion of the existing bricks can be salvaged and used in the reconstruction. Reconstructing the chimney in a new location with new materials erodes the context of the historic chimney and removal of the chimney may be appropriate in this case.*
11. *If the chimney is reconstructed, the use of stone at the base of the chimney is consistent with the Guidelines for chimneys provided that the stone simulates indigenous materials and will match other stonework on the store, store addition, and Frame Shop. Replacement bricks should match historic bricks in color, size, shape and glaze. Mortar joints and color should match existing as closely as possible.*
12. *The proposed footbridge is consistent with the design of bridges previously approved under CAPP 2009-0016. Exposed pressure treated lumber is not consistent with the Guidelines and should be painted or stained a solid stain.*

Recommendation

Due to the variety of alterations proposed with this CAPP application staff has provided a recommendation for each component:

1. Alterations to the Frame Shop:

a. Infill of foundation voids with fieldstone veneer:

The proposed infill material is consistent with the Guidelines for materials and foundations. The infilled areas will be distinguishable from the original historic stone. **Staff recommends approval of the proposed fieldstone veneer with the condition that the mortar joints and color match the existing as closely as possible.**

b. Removal of existing front porch and second story door and construction of new front porch entry way and installation of second story window (in lieu of removed door).

The front porch is not an original feature of the building. The proposed porch is consistent with the style of the Shop and will provide a defined entrance for the future coffee shop. The proposed porch will match the existing roof pitch and materials. **Staff recommends approval of the proposed porch.** However, the proposed window in lieu of a second story door has no historic precedence and, as no photographic evidence exists for a second story window. **Staff recommends elimination of the window from the plans in favor of replacing wood lapped siding with a five inch reveal to match the existing siding.**

c. Retroactive approval of replacement windows and doors:

The proposed replacement windows are not consistent with the Guidelines which clearly support the repair or replacement in-kind of wood windows on historic structures. **Therefore, staff is unable to recommend retroactive approval of the vinyl (or aluminum) clad windows.** It may be appropriate for the HDRC to authorize the use of these windows in the new addition to the Store as the addition is new construction, the Guidelines to allow for the introduction of alternative materials such as clad windows.

This would allow the applicant to make use of windows that have already been purchased while still preserving the character of the Frame Shop.

2. Alterations to Store and Store Addition:

- a. *Replacement of two double-hung windows with fixed panes behind existing bars.*

Although the Guidelines support repair and replacement in-kind, the two windows proposed for replacement are not on the primary elevation of the Store and will be shielded by the existing metal bars. **Staff recommends approval of the fixed pane windows with the condition that the bars be retained.**

- b. Removal of existing chimney or reconstruction of the chimney as stipulated by CAPP 2009-0016 but with alterations to materials

The Guidelines support the retention of historic chimneys, including the repair and replacement in-kind of deteriorated materials. The previous approval required the relocation of the chimney and the applicant's statement of justification indicates that new replacement materials will be necessary. If the chimney is relocated and rebuilt, the applicant proposes stone at the base of the chimney with the historic bricks to be located at the top. **Staff recommends approval of either option but notes that if the chimney is rebuilt, replacement bricks should match existing and the field stone base should match the fieldstone approved elsewhere on the store renovation and addition project.**

3. Construction of a footbridge linking the subject property with the property to the North.

The proposed footbridge is consistent with other bridges and deck areas approved under CAPP 2009-0016. **Staff recommends approval of the bridge with the condition that any exposed pressure treated lumber is stained or painted a dark stain.**

Suggested Motions

1. I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0002 for alterations to the Taylorstown Store and Frame Shop in accordance with the Loudoun County Historic District Guidelines for the Taylorstown Historic and Cultural Conservation District based on the findings included on pages 9-11 of the staff report dated February 13, 2012 with the following conditions:
 - a. That the mortar joints and mortar color for the proposed veneer infill on the Frame Shop match existing as closely as possible.
 - b. That the proposed second story window on the Frame Shop be eliminated and wood lapped siding with a 5 inch reveal be installed in place of the existing door.
 - c. That the metal bars on the windows of the Store be retained.
 - d. The chimney may be removed or reconstructed as previously conditioned on the North West corner of the store. If the chimney is reconstructed,

field stone may be used for the base of the chimney provided that the stone matches previously approved stone for the base of the addition and utility shed. If new bricks are needed they will match existing bricks in size, shape, color, and glaze. Mortar joints will also match existing style and color.

- e. Exposed pressure treated lumber will be painted or stained a dark stain.
2. I move that the Historic District Review Committee approve Certificate of Appropriateness 2012-0002 for alterations to the Taylorstown Store and Frame Shop in accordance with the Loudoun County Historic District Guidelines for the Taylorstown Historic and Cultural Conservation District based on the findings included on pages 9-11 of the staff report dated February 13, 2012 as submitted.
 3. Any alternative motion.